

APPROVED

**ZONING BOARD OF APPEALS MEETING
THURSDAY, AUGUST 27, 2015 CITY HALL AUDITORIUM
62 FRIEND STREET
MEETING CALLED TO ORDER AT 7:05 P.M.**

PRESENT: Donna Collins (acting Chair), Bill Lavoie, Sharon McDermot, Matt Vincent

Absent: Robert Orem, Matt Sherrill, David Haraske

Also present: Denis Nadeau, Zoning Compliance Officer, and Susan Yeames, Recording Secretary

Transcribed by Joan Baptiste

NEW PUBLIC HEARINGS:

23R Chester Street – Attorney Paul Gagliardi will submit a letter requesting a continuance to September 24, 2015. Approved.

PUBLIC HEARING(S) CON'T:

24 Collins Street - Daniel Berry submitted an application for a Special Permit / Finding under Amesbury Zoning Bylaws, Section IX, Paragraph B to make alterations to a pre-existing, non-conforming, two-family structure with insufficient area, front yard, rear yard, and right side yard set backs at 24 Collins Street.

Sitting: Bill Lavoie, Matt Vincent, Donna Collins, and Sharon McDermot.

Daniel Berry There is currently a covered porch on the side. We want to renovate that and add a second floor.

All set on hearing no questions.

Motion to close and discuss by Sharon McDermot, second Bill Lavoie

1. predates zoning – yes (1870 per Assessor's field card)
2. non-conforming as to area, front yard, back yard and right side yard set backs
3. no more or less detrimental to the neighborhood
4. no new non-conformity

Motion to close and vote by Sharon McDermot, second by Matt Vincent.

Matt Vincent – yes

Bill Lavoie – yes

Donna Collins – yes

Sharon McDermot – yes

Special permit is approved.

MINUTES: July 23, 2015 continued to September 24, 2015

APPROVED

ADMINISTRATIVE:

Eagle Point – 29 Clarks Road

Roger LeBlanc, the holder of a Comprehensive Permit for a 56 rental unit at 29 Clarks Road, has submitted a Notice of Project Change for the project known as “Eagle Point”.

Donna Collins makes a motion to declare the modification request to a previously issued comprehensive permit submitted by Attorney Freeman on behalf of Roger LeBlanc dated August 20, 2015 to be a substantial change as that term is defined in 760 CMR 56.00 et seq. and that the Board advertise for, and hold a public hearing pursuant to applicable regulations in this matter on September 24, 2015. Second by Bill Lavoie. All in favor.

Meadowbrook – off Kimball Road

Attorney Peter Caruso, on behalf of Meadowbrook Estates Ventures, LLC has submitted a request for a three (3) year extension that expires on September 16, 2015.

Not having sufficient Zoning Board membership to present a quorum the board votes to continued this item to a special meeting on September 2, 2015.

Motion to adjourn at 7:30 pm.